



Pre-Drywall Property Inspection

Information

Date: 8/11/09
Weather: Overcast
Time: 1:00 PM
Buyers: Joe & Andi [REDACTED]
Property Address: [REDACTED] Powder Horn
City: McKinney, 75070
Realty Company: ReMax
Associate: Steve [REDACTED]

Inspection Fee \$270.00
Paid: Check
Received By: Robert Taylor

The house is a single story.
The building contractor is David Weekly.
This inspection took place prior to drywall installation. Water was on at time of inspection.

Concrete

1. a few random cracks in the slab finish but not uncommon.
2. at the study, there is a concrete floor patch apparently to accommodate added underground computer cabling and a floor jack, ask the builder.
3. sloping floor $\frac{3}{4}$ inch in 8 feet at the solarium, but meets concrete tolerances

Framing

Orange tags are nailed to the framed walls at eye level to mark the following defects.

General framing

1. framed boxed columns (passage way) leading from the kitchen nook to family room are out of plumb 1 & 1/4 inch
2. boxed columns (passage way) from family room to the sun room (SW corner room) the west column is not plumb
3. laundry - uneven wall framing at the north plumbing wall
4. a number of random framing nails protruding inside the home need to be driven in or removed.
5. damaged sole plate at the north wall of the east hall bath

Bowed studs protruding out from framed wall

1. family room east wall
2. hallway leading from family room to entry hall
3. master bedroom east wall
4. master bath commode at least two
5. entry hall west wall
6. east hall bath at the south plumbing wall and north wall of the tub

Backing for drywall is missing at

1. wall corner at hallway from family room to entry
2. master bedroom ceiling southwest corner
3. loose drywall backing block at the exterior patio cover ceiling, east side
4. ½ bath the inside corner wall is missing backing
5. add more backing to the south wall of hall bath to support the edge of the future tub enclosure
6. add a backing nailer to the north wall of the master shower to attach and support a future glass enclosure

Nail plates missing at

1. east bedroom near entry at top of wall see marker
2. at the top of the electric panel where wires are close to the surface and where they pass through the double top plate above
3. at the top plate of the laundry plumbing wall to protect the vent pipe

Nail plate comment

1. at the laundry south wall advise to use construction adhesive to glue top edge of sheet rock to the nail plates.

Garage Door

1. small door - the east jamb is out of plumb by 3/4 inch
2. larger door – need to work out the issue regarding the protruding concrete curb and the attachment of the final door jamb



Something will have to be altered so that the jamb sides will fit at left and right jamb leg of the larger garage door opening.



Windows & Doors

1. family room window close to the door catching on vinyl frame when closing
2. windows that do not glide freely in the track (marked with orange sticker) include: dining room 1, kitchen nook 2, master bath above the commode 1
3. entry and patio door are temporary doors only (to be replaced). Advise to protect the thresholds of both doorways until construction is complete.

Plumbing

1. check with plumber to see if the refrigerator ice-maker line and the laundry washer hookup spigots can be secured so that they do not twist when turning the valve handles.

Electrical

1. one detached security wire at the master bedroom window.
2. there is a nail piercing the light switch for the exterior fixture sconce at the patio door
3. the j-box for the future driveway flood is not securely attached to the framing
4. the junction box beneath the master bath tub is loose, needs to be secured to the framing

HVAC

Furnace Comments

1. advise two add additional support straps for the sagging evaporator coil. Refrigerant lines should be supported every six feet, presently there is too much tension at the attachment to the evaporator coil

Air conditioning Comments

1. Fan coil stubbed out beneath roof eave at west elevation. Rain run-off should be diverted away from coil by means of gutter or flashing. Do not allow water to fall directly on the coil.

Ductwork

1. master bath fan duct connection is detached
2. laundry ceiling fan, exhaust duct is missing
3. note the filter is located in the attic not at the return air grill inside the home. May want to discuss with the builder and relocate for easy viewing and access.

Fireplace

1. the gas log starter is loose within the firebox, it needs to be firmed up to the framing members where it enters the side of the firebox.

Attic

1. the building code requires a continuous decked walkway 18 inches wide from the access stair to the HVAC equipment and a platform for the mechanic to work from in front of the equipment
2. Approximately 6 collar ties missing from the roof framing.

Exterior

1. Chimney – can see the framing beneath the offset siding. Missing 15 pound felt or waterproof membrane beneath the chimney siding to seal out any moisture that may bypass the siding. Same is true of the roof dormer at front of home



Roof

1. Water heater flue penetration collar needs to be sealed.
2. One plumbing jack flashing at the south elevation is not being used, remove and patch roof.



One plumbing vent pipe is missing the jack flashing at the east elevation above the master.



Suggestions & Recommendations

Insulate all interior bathroom and laundry walls to dampen sound transference.

Install an access panel that allows access to the space and motor beneath the Jacuzzi tub (this is a current code requirement but often overlooked by the builder and city inspector).

Install an outlet(s) at the front eaves with a switch at the entry closet for holiday lighting.

Prewire for surround sound and stereo.